

008.0

0002

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

765,600 / 765,600

USE VALUE:

765,600 / 765,600

ASSESSED:

765,600 / 765,600



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		ELMHURST RD, ARLINGTON

## OWNERSHIP

Owner 1:	CABRAL CASACA FRANCISCO-ETA
Owner 2:	CABRAL CASACA MARIA LUSIA
Owner 3:	

Street 1: 46 ELMHURST RD

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains 6,196 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 1656 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6196		Sq. Ft.	Site		0	80.	0.98	1									484,706						484,700	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										7192
Entered Lot Size										GIS Ref
Total Land:										GIS Ref
Land Unit Type:										Insp Date
12/02/17										

## USER DEFINED

Prior Id # 1:	7192
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:29:45
PRINT	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 008.0-0002-0018.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	280,900	0	6,196.	484,700	765,600	765,600	Year End Roll	12/18/2019
2019	101	FV	235,100	0	6,196.	515,000	750,100	750,100	Year End Roll	1/3/2019
2018	101	FV	235,100	0	6,196.	375,600	610,700	610,700	Year End Roll	12/20/2017
2017	101	FV	235,100	0	6,196.	327,200	562,300	562,300	Year End Roll	1/3/2017
2016	101	FV	235,100	0	6,196.	278,700	513,800	513,800	Year End	1/4/2016
2015	101	FV	229,800	0	6,196.	272,600	502,400	502,400	Year End Roll	12/11/2014
2014	101	FV	229,800	0	6,196.	224,200	454,000	454,000	Year End Roll	12/16/2013
2013	101	FV	229,800	0	6,196.	213,300	443,100	443,100		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12698-181		9/11/1974		41,500	No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/1996	308	Manual	18,000					REROOF/SIDING

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
1/22/2009	Meas/Inspect	336	PATRIOT
10/23/1999	Inspected	263	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	256	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6	- Colonial			Full Bath: 1	Rating: Average			SCUTTLE OF=SHOWER STALL IN BMT.											
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:														
Foundation: 1	- Concrete			A 3QBth: 1	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average														
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:														
Sec Wall: 1	%			OthrFix: 1	Rating: Average														
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid   Desc: Line 1   # Units: 1											
Color: YELLOW				A Kits: 1	Rating: Fair			Level   FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fppl: 1	Rating: Average			Other											
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:			Upper											
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 1950	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct:	Fact: .			Floor:				Totals				RMs: 6	BRs: 3	Baths: 1	HB 1				
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:	No Unit			RMS	BRS	FL					
Prim Int Wall: 2	- Plaster			Functional:	%			Interior:	1			6	3	M					
Sec Int Wall: 1	%			Economic:	%			Additions:											
Partition: T	- Typical			Special:	%			Kitchen:											
Prim Floors: 4	- Carpet			Override:	%			Baths:											
Sec Floors: 3	- Hardwood 50 %			Total: 26.4 %				Plumbing:											
Bsmnt Flr: 14	- Asphalt Tile			<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ: 125.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.35000002				General:	Totals			1	6	3					
Electric: 3	- Typical			Const Adj.: 0.99495000															
Insulation: 2	- Typical			Adj \$ / SQ: 167.898															
Int vs Ext: S				Other Features: 98832															
Heat Fuel: 1	- Oil			Grade Factor: 1.00															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 381623															
% Com Wall	% Sprinkled:			Depreciation: 100748															
				Depreciated Total: 280874															
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:											
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b>				008.0-0002-0018.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	16X8	A	AV	1995		0.00	T	19.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:							